

8th Street Parking Lot Site – Questions and Answers from a potential vendor

1. Is this property part of Fair Share settlement? If yes, are there particular time constraints associated with the settlement? [Yes, the property is included in the Fair Share Plan and, therefore in the settlement. The settlement shall remain in effect until July 1, 2025. There are monitoring provisions in place, but no specific time constraints or phases for any particular project.](#)
2. Do the apartments need to meet UHAC income restrictions and bedroom distribution? [Yes.](#)
3. Would it be acceptable to present a mixed-income development, e.g. an 80% Market, 20 Affordable; or 55% Affordable, 45% Market. [The fourth paragraph in Section II \(Project Description\) states that the City is looking for approximately 100 affordable units, which should be the proposal. However if the proposer would like to propose an alternate proposal in addition to the one requested by the City, that would be acceptable.](#)
4. Would it be acceptable to present two separate buildings as opposed to one single building? [Yes, this would be acceptable.](#)
5. What are the current terms of the post office lease including the amount of space that it leases? [Please see attached pertinent lease documents.](#)
6. Has the post office expressed a willingness to relocate to a newly constructed project? [Yes. City would like to relocate them to the newly constructed project.](#)
7. Is the purpose of the water/wastewater capacity analysis described in Section II to provide an indication of potential flows generated by the project? Or for the developer to provide its assessment of the capacity of the existing infrastructure? [The purpose of the water/wastewater capacity analysis is to determine the project need and to improve the combined sewer outflows with a detention facility as part of the project. If the capacity needs exceed that of the current capacity, the developer would be required to upgrade as well.](#)
8. Does the City has a desired number of parking spaces that it wishes to retain? [The City desires to maintain the current number of parking spots for the community and provide some parking for the residents. The responder should make recommendations on the best parking configuration based on the proposal. Variances to the bulk parking regulations will be considered.](#)
9. Is it the intention of the City to approve or reject subcontractors on construction trades? [As stated in the RFP, the City reserves the right to approve and reject subcontractors.](#)